

Approved

MINUTES OF SPECIAL MEETING

Pawtucket Redevelopment Agency

175 Main Street, Pawtucket, RI 02860

April 26, 2011 @ 12:15 p.m.

1. ROLL CALL:

Chairman William F. Harty, Jr., called the meeting to order at 12:20 p.m. and on a roll call vote, the following Members answered present: Roger Lemoie, Larry Monastesse, Francis Crawley and John Baxter.

Also present were: Barney S. Heath, Acting Executive Director, Linda Elliott, Rehabilitation Coordinator, R. Kevin Horan, PRA Attorney, Richard Lavalley, Fiscal Manager, and Bonnie Epstein, RI Museum of Science and Art.

2. PUBLIC INPUT: None

3. MINUTES OF PREVIOUS MEETING:

Upon a motion by Mr. Baxter, seconded by Mr. Lemoie, the minutes from March 29, 2011 PRA meeting were unanimously approved.

4. BILLS:

Upon a motion by Mr. Lemoie, seconded by Mr. Crawley and unanimously approved, bills totaling \$104,337.93 were approved for payment.

5. REPORTS:

(A) Residential Rehabilitation Loan Program:

Ms. Elliott reported that a bid opening for the Paint Program is set for May 12th and we are waiting for the lead inspection updates on two rehabilitation loan applications which will be going through sometime next month. Ms. Elliott suggested we run more ads in the Valley Breeze on both programs.

(B) Loan Delinquencies:

Attorney Horan reported that Maria Felix is now in default on her loan and a claim has now been filed against the Promissory Note in which she signed.

6. RETURNING BUSINESS:

(A) Chester Building:

(1) Financial Statements:

Mr. Lavallee presented the March 2011 financial statements.

(2) Chester Building Update:

Mr. Heath reported that Bonnie Epstein will be representing RI Museum of Science and Art will be presenting a presentation on the proposal that they are submitting to the P.R.A.

Ms. Epstein presented a slideshow of a few art pieces that are shown in her museum. Ms. Epstein would like to temporarily set up her art pieces at 171 Main Street.

Chairman Harty along with the other members will discuss the terms of the insurance as well as the space and come to a decision for the RI Museum of Science and Art at the next agency meeting.

Mr. Heath stated he would like the carpet removed at 171 Main Street and had received a proposal from Kelly Floor Covering for \$380.

Mr. Heath stated that four windows on the RIPTA side of the building are damaged with BB gun holes and park marks. Mr. Heath would like permission to have them replaced. Mr. Heath stated he received a quote from Lizotte Glass in the amount of \$855 to replace one window

and for to replace all four would cost \$2,300. Mr. Heath reported if we are to market this space in the near future, these windows need to be replaced.

A motion by Mr. Monastesse and seconded by Mr. Lemoie and unanimously approved to replace the four windows and have the carpet taken up at 171 Main Street.

Mr. Heath stated that he did not receive a response as of yet regarding Mixed Magic Theatre's outstanding reimbursement for utilities.

Mr. Heath reported that he is exploring a new signage system for all of the tenants at 175 Main Street. He will have a proposal at the next meeting.

Mr. Heath will have an update at the next agency meeting.

Mr. Heath reported that National Grid has not been out to look at the building for the Energy Efficiency Upgrade. Mr. Heath will have more on this at the next agency meeting.

(B) Property Disposition Updates:

1. 335 Main Street:

Mr. Heath reported PCDC is still putting together a deal and did not get the tax credit from RI Housing and will try again.

2. Front Street:

Mr. Heath reported that the project is now complete but has not yet received the final bill and is waiting for the paperwork from DEM.

3. 354 Pine Street:

Mr. Heath reported that he met with the adjoining property owners and wants to apply for another grant to abandon Lily Pond Street. Mr. Heath stated that both property owners were agreeable to the abandonment.

(C) Litigation Matters:

1. Silver Top Diner:

Attorney Horan stated that Ms. Brown did not show up in court and the suit has been continued until May 6th.

(D) Foreclosure Response Program Update:

1. 242-244 Cottage Street:

Mr. Heath reported that the work is well underway and should be completed sometime in May.

2. 116-118 Prospect Street:

Mr. Heath reported that he is planning to do an RFP using City HOME funds to complete an architectural/engineering study on the building. Mr. Heath stated he will have more information at the next agency meeting.

(E) Independent Projects:

1. Pawtucket Day and Child Care Center Project:

Mr. Heath reported the electric and roof is now complete and is now in its final stages.

2. NRCS Fish Ladder Project:

Mr. Heath has no update on this project at this time.

(F) New Business:

Mr. Heath reported that PCDC would like to demolish 698-702 Main Street. build a 6-unit apartment house. Mr. Heath stated that PCDC is asking the PRA to undertake the demolition of this property.

Mr. Heath stated that a vendor from Toyin's Restaurant would like to have a hotdog cart outside of 175 Main Street. Mr. Heath is requesting documentation and liability from them and will have more information at the next agency meeting.

Mr. Heath reported that Thomas Willett will be retiring at the end of May and would like to come back as a consultant for approximately 75 days.

Mr. Heath presented a Resolution on the continuation of Acting Executive Director position.

Upon a motion by Mr. Lemoie and seconded by Mr. Baxter and unanimously approved for Barney Heath to continue as Acting Executive Director.

7. NEXT MEETING:

The next meeting will be held on Tuesday, May 31, 2011 at 12:15 p.m.

8. ADJOURNMENT:

There being no further business, upon a motion by Mr. Lemoie, seconded by Mr. Baxter and unanimously approved, the meeting was adjourned at 2:25 p.m.